087.0	0005	0007.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	845,200	/	845,200
USE VALUE:	845,200	/	845,200
ASSESSED:	845,200	/	845,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN KEVIN J--ETAL
Owner 2:	BRENNAN KIMBERLY M
Owner 3:	
Street 1:	34 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,246 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Brick Veneer Exterior and 1750 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5246.000	441,000		404,200	845,200
Total Card	0.120	441,000		404,200	845,200
Total Parcel	0.120	441,000		404,200	845,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.97 | /Parcel: 482.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0005-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,900	0	5,246.	404,200	845,100	845,100	Year End Roll	12/18/2019
2019	101	FV	358,700	0	5,246.	375,300	734,000	734,000	Year End Roll	1/3/2019
2018	101	FV	358,700	0	5,246.	375,300	734,000	734,000	Year End Roll	12/20/2017
2017	101	FV	358,700	0	5,246.	329,100	687,800	687,800	Year End Roll	1/3/2017
2016	101	FV	358,700	0	5,246.	300,200	658,900	658,900	Year End	1/4/2016
2015	101	FV	318,800	0	5,246.	265,600	584,400	584,400	Year End Roll	12/11/2014
2014	101	FV	318,800	0	5,246.	251,200	570,000	570,000	Year End Roll	12/16/2013
2013	101	FV	318,800	0	5,246.	239,000	557,800	557,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN KEVIN	23885-547		11/10/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2019	1122	Re-Roof	8,500	C				
9/25/2003	827	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	Inspected	CC	Chris C
11/14/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Info At Door	372	PATRIOT
10/31/2000	Hearing Chag	163	PATRIOT
4/4/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5246		Sq. Ft.	Site		0	70.	1.10	12									404,166						404,200	

Total AC/HA: 0.12043 | Total SF/SM: 5246 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,166 | Spl Credit | Total: 404,200

PRINT

Date	Time
12/10/20	21:46:42

LAST REV

Date	Time
12/20/19	11:03:47

danam

7101

User Acct

55237

GIS Ref

GIS Ref

Insp Date

11/27/18

!7101!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	55237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24429476
Const Adj.:	1.01217377
Adj $ / SQ:	157.430
Other Features:	97500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541818
Depreciation:	100778
Depreciated Total:	441039

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

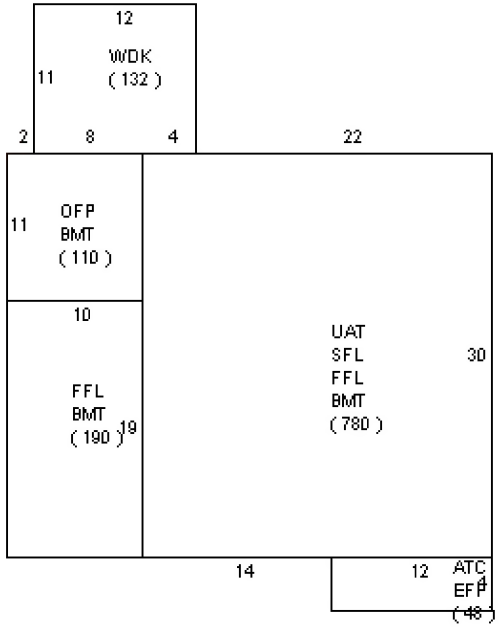
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.49
Special Features:	0	Val/Su Net:	132.35
Final Total:	441000	Val/Su SzAd	249.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	47.230	51,007
FFL	First Floor	970	157.430	152,707
SFL	Second Floor	780	157.430	122,796
UAT	Upper Attic	195	62.970	12,280
WDK	Deck	132	13.740	1,814
OFP	Open Porch	110	31.880	3,507
EFP	Enclos Porch	48	73.480	3,527
ATC	Attic	17	157.430	2,645
	Net Sketched Area:	3,332	Total:	350,283
Size Ad	1766.8	Gross Are	3948	FinArea 1750

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0005-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	